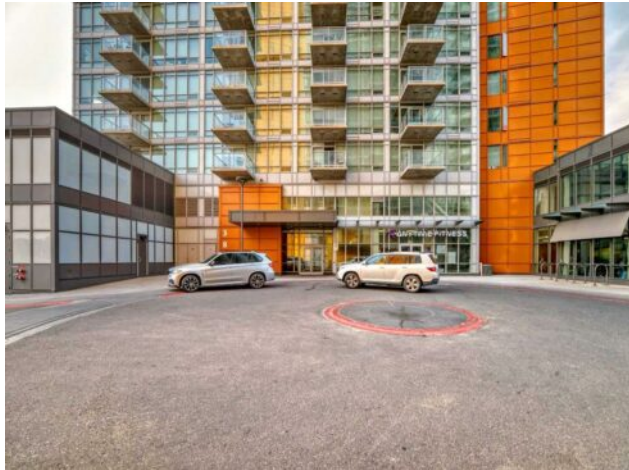




904, 3830 Brentwood Road NW  
Calgary, Alberta

MLS # A2152076



**\$370,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	597 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	None	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to the vibrant and highly sought-after University City complex! This 2-bedroom, 1-bath unit is perfect for first-time homebuyers or savvy investors, offering an exceptional opportunity to experience urban living at its finest. Enjoy unparalleled convenience with direct access to the University of Calgary, nearby LRT station, downtown, and parks. Located on the 9th floor, this unit enjoys a prime position within the building, boasting elevated views. The open concept layout with 9' ceilings creates a welcoming atmosphere ideal for both relaxation and entertainment. Notable features include in-suite laundry and a rare titled underground parking space, a coveted amenity among units in the area. Residents can also benefit from a range of building amenities including a fitness room and meeting room. The proximity to Brentwood C-train station makes commuting a breeze and ensures easy access to essential amenities. With vacant possession available for immediate occupancy, moving in hassle-free is a definite possibility. Whether you're looking to establish your first home or expand your investment portfolio, this property offers tremendous potential. Don't miss out on this opportunity to secure your slice of urban living &ndash; Unit is vacant !! Easy to show !!! schedule a private viewing today!